

New York Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**AUGUST 2012**

As published in the  
New York Real Estate Journal

# MONTHLY SALES AND LEASE REPORT

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| SELLER/LESSOR                    | REP. OF SELLER                 | BUYER/LESSEE                                    | REP. OF BUYER                  | ADDRESS   | PRICE    | SIZE       | DESC.          | S/L |
|----------------------------------|--------------------------------|---|--------------------------------|---|----------|------------|----------------|-----|
| President Realty LLC             | -                              | Museum of Mathematics                           | Savin Partnes                  | 134 West 26th St.<br>Manhattan, NY              | -        | 4,000 s/f  | Office         | L   |
| -                                | Houlihan-Parnes Realtors       | St. Barnabas Hospital<br>Southern Medical Group | Houlihan-Parnes Realtors       | 326 East 149th St.<br>Bronx, NY                 | -        | 10,000 s/f | Medical Office | L   |
| Muss Development                 | Muss Development               | Mount Sinai Manhattan Heart                     | Tom Ahn and Glen Dawson        | 1556 Third Ave.<br>Manhattan, NY                | -        | 4,808 s/f  | Office         | L   |
| Muss Development                 | Muss Development               | Bespoke Educational                             | Manhattes Group                | 1556 Third Ave.<br>Manhattan, NY                | -        | 2,050 s/f  | Office         | L   |
| Muss Development                 | Muss Development               | Bodywise Physical                               | Jonathan Barry Assoc.          | 1556 Third Ave.<br>Manhattan, NY                | -        | 813 s/f    | Off            | L   |
| Muss Development                 | Muss Development               | China 2000 Fine Art                             | NSNYRE                         | 1556 Third Ave.<br>Manhattan, NY                | -        | 904 s/f    | Office         | L   |
| -                                | Northeast Private Client Group | -   | Northeast Private Client Group | 202-206 Main St.<br>Poughkeepsie, NY            | \$1.237m | 12 units   | Mixed-Use      | S   |
| -                                | Entrepreneur Properties        | -   | Entrepreneur Properties        | 119-50 Metropolitan Ave.<br>Queens, NY          | \$3.175m | 16,000 s/f | Multi-Housing  | S   |
| Gun Hill Management              | GFI Realty Services            | F&G Realty Group                                | GFI Reatly Services            | 660 East 242nd St.<br>Bronx, NY                 | \$5m     | 61 units   | Multi-Housing  | S   |
| -                                | Kalmon Dolgin Affiliates       | C&T International                               | Kalmon Dolgin Affiliates       | 52-35 74th St.<br>Queens, NY                    | -        | 18,500 s/f | Indus.         | L   |
| TIAA-CREF                        | CBRE Group, Inc.               | Salesforce.com                                  | Cushman & Wakefield            | 685 Third St.<br>Manhattan, NY                  | -        | 74,349 s/f | Office         | L   |
| -                                | -                              | Perkins Cole                                    | -                              | 30 Rockefeller Plaza<br>Manhattan, NY           | -        | 24,258 s/f | Office         | L   |
| -                                | Ariel Property Advisors        | -   | NAI Friedland                  | 796-800 Yonkers Ave.<br>Yonkers, NY             | \$1.01m  | 4,425 s/f  | Retail         | S   |
| -                                | Cushman & Wakefield            | AMORE PACIFIC                                   | CRESA                          | 1385 Broadway at West. 38th St.<br>New York, NY | -        | 6,200 s/f  | Office         | L   |
| -                                | Savana Commercial Services LLC | RGL Inc..                                       | Jones Lang LaSalle             | 5 Hanover Sq.<br>Manhattan, NY                  | -        | 2,810 s/f  | Office         | L   |
| -                                | Boston Properties & CBRE       | The Jordan Co.                                  | Cassidy Turley                 | 399 Park Ave.<br>New York, NY                   | -        | 25,000 s/f | Office         | L   |
| Ten West Thirty Third Associates | Adams & Co.                    | Stone Mountain USA                              | Adams & Co.                    | 10 West 33rd St.<br>New York, NY                | -        | 7,930 s/f  | Office         | L   |
| Swig Equities                    | Swig Equities                  | Stock Exchange Inc.                             | Jonathan Blum                  | 110 William St.<br>New York, NY                 | -        | 30,230 s/f | Office         | L   |
| Vornado                          | Cushman & Wakefield            | Abbot Capital Management                        | JRT Realty Group               | 1290 Avenue of the Americas<br>New York, NY     | -        | 34,709 s/f | Office         | L   |
| LCOR                             | CBRE                           | Peter B. Cannel & Co.                           | Cushman & Wakefield            | 545 Madison Ave.<br>New York, NY                | -        | 8,802 s/f  | Office         | L   |
| -                                | Berko & Assoc.                 | -   | Berko & Assoc.                 | 482-510 Riversale Ave.<br>Brooklyn, NY          | \$4.5m   | 40 units   | Multi-Housing  | S   |

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|---|------------------------------------|---------------------------------|------------------------------------|--|-----------|-------------|---------------|-----|
| -   | Marcus & Millichap                 | -                               | Marcus & Millichap                 | 1402-1408 Putnam Ave.<br>Brooklyn, NY                    | \$2.505m  | 24 units    | Multi Housing | S   |
| -   | Ariel Property Advisors            | -                               | Aizer Realty                       | 2272 Adam Clayton Powell Jr. Blvd.<br>Central Harlem, NY | \$1.2m    | 6,355 s/f   | Mixed-Use     | S   |
| -   | Ariel Property Advisors            | -                               | Ariel Property Advisors            | 505 West 173rd St.<br>Washington Heights, NY             | \$700,000 | 3,816 s/f   | Multi-Housing | S   |
| -   | Admiral Real Estate Services Corp. | Fuze Bartending School          | Admiral Real Estate Services Corp. | 1548 Central Park Ave.<br>Yonkers, NY                    | -         | 1,200 s/f   | Retail        | L   |
| -   | Admiral Real Estate Services Corp. | Transform Fitness               | Admiral Real Estate Services Corp. | 31 Mill Rd.<br>Eastchester, NY                           | -         | 1,200 s/f   | Retail        | L   |
| RJ Rose Realty LLC                          | NAI Friedland                      | NI Systems                      | NAI Friedland                      | 500 Nepperhan Ave.<br>Yonkers, NY                        | -         | 4,000 s/f   | Indus.        | L   |
| Fashion Postal Corp.                        | NAI Friedland                      | TD Bank                         | NAI Friedland                      | 1808 Central Park Ave.<br>Yonkers, NY                    | -         | 20,000 s/f  | Retail        | L   |
| Amundson Properties LLC                     | NAI Friedland                      | 1089 Yonkers Ave. Corp.         | NAI Friedland                      | 1098 Yonkers Ave.<br>Yonkers, NY                         | -         | 1,800 s/f   | Retail        | S   |
| Clearview Cinemas                           | NAI Friedland                      | Jack Rabbit Roadside            | NAI Friedland                      | 243 Mamaroneck Rd.<br>Mamaroneck, NY                     | -         | 1,700 s/f   | Office        | L   |
| -   | Creative Real Estate Group         | Bespoke Education               | CPEX New York                      | 32 Court St.<br>Brooklyn, NY                             | -         | 1,100 s/f   | Office        | L   |
| Faros Properties LLC and Gould and Co.      | Cushman & Wakefield                | Candlewood Investment Group, LP | -                                  | 555 Theodore Frend Ave.<br>Rye, NY                       | -         | 6,819 s/f   | Office        | L   |
| Faros Properties LLC and Gould and Co.      | Cushman & Wakefield                | Caprok Capital LLC              | -                                  | 555 Theodore Frend Ave.<br>Rye, NY                       | -         | 10,464 s/f  | Office        | L   |
| Faros Properties LLC and                    | Cushman & Wakefield                | CCC Computer Center             | -                                  | 555 Theodore Frend Ave.<br>Rye, NY                       | -         | 2,000 S/F   | Office        | L   |
| -   | Admiral Real Estate Services Corp. | Spruce Home & Garden            | David Adam Realty                  | 48 Pondfield Rd.<br>Bronxville, NY                       | -         | 2,125 s/f   | Retail        | L   |
| -   | Admiral Real Estate Services Corp. | Yogurt by You                   | Admiral Real Estate Services Corp. | Village Green S.C.<br>Ardsley, NY                        | -         | 1,350 s/f   | Retail        | L   |
| SL Green Realty Corp.                       | Eastdil Secured, LLC               | -                               | -                                  | One Court Sq.<br>Long Island City, NY                    | \$481m    | 1.4m s/f    | Office        | S   |
| -   | Whitestone Realty Group, Inc.      | -                               | Whitestone Realty Group, Inc.      | 821 Lydig Ave.<br>Bronx, NY                              | \$7m      | 62 units    | Multi-Housing | S   |
| -   | Zar Property NY                    | -                               | -                                  | 105-113 Wooster St.<br>Manhattan, NY                     | -         | 35,000 s/f  | Retail        | S   |
| -   | Besen & Assoc.                     | The Naftali Goup                | Besen & Assoc.                     | 176, 178, 180, 182 West 82nd St.<br>Manhattan, NY        | \$17.05m  | 20-units    | Multi-Housing | S   |
| -   | Masey Knakal                       | -                               | Masey Knakal                       | 2411-2415 Prospect Ave.<br>Bronx, NY                     | \$4.2m    | 54 units    | Multi-Housing | S   |
| Avenue M. Assoc.                            | Kalmon Dolgin                      | HH Realty Equities Affiliates   | Kalmon Dolgin Affiliates           | 1308 East 13th St.<br>Brooklyn, NY                       | \$6.5m    | 30,000 s/f  | Office        | S   |
| George Comfort & Sons & Lob Partners Realty | George Comfort & Sons Inc.         | Havas Worldwide Health          | Newmark Grubb Knight Frank         | 200 Madison Ave.<br>NY, NY                               | -         | 170,000 s/f | Office        | L   |

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| Private Developer                              | Terra Firms International        | Private Investor                          | Marcus & Millichap             | 1023 Lafayette Ave. Brooklyn, NY                       | \$2.9m    | 22,500 s/f | Mixed-Use        | S   |
| -  | Itzhaki Properties               | -   | Itzhaki Properties             | 434 East 83rd St. Manhattan, NY                        | \$4.265m  | 19 units   | Multi-Family     | S   |
| -  | Itzhaki Properties               | -   | Itzhaki Propties               | 338-40 Eldert St. Brooklyn, NY                         | \$725,000 | 2,000 s/f  | Land             | S   |
| -  | Besen & Assoc.                   | Private Investor                          | Besen & Assoc.                 | Steveson Towers 831 Bartholdi St. Bronx, NY            | \$4m      | 122 units  | Apartment        | S   |
| Skyline Developers                             | Newmark Grubb Knight Frank       | Ottinger Law Firm                         | Newmark Grubb Knight Frank     | 20 West 55th St. NY, NY                                | -         | 3,314 s/f  | Office           | L   |
| Skyline Developers                             | Newmark Grubb Knight Frank       | BGS, LLC                                  | CBRE                           | 20 West 55th St. NY, NY                                | -         | 3,717 s/f  | Office           | L   |
| Stonehenge Partners                            | Ariel Property Advisors          | -   | Berko & Assoc.                 | 6 West 107th St. Manhattan, NY                         | \$8.75m   | 21 unit    | Apartment        | S   |
| -  | Zere Real Estate Services        | Linus Publications                        | Zere Real Estate Services      | 111 Gary Way Ronkonkoma, NY                            | -         | 5,000 s/f  | Office           | L   |
| -  | GFI Realty Services              | Jefferson Estate, LLC                     | GFI Realty Services            | 772 Jefferson Ave. Broonklyn, NY                       | \$750,000 | 8 units    | Apartment        | S   |
| NRP LLC  | HPNY                             | Nostrand Avenue Retail LLC                | HPNY                           | 1875-1925 Nostrand Ave. Brooklyn, NY                   | \$18.5m   | 34,000 s/f | Retail           | S   |
| W&H Properties                                 | Cushman & Wakefield              | Laura & John Arnold Foundation            | Newmark Grubb Knight Frank     | 250 West 57th NY, NY                                   | -         | 3,423 s/f  | Office           | L   |
| Rosebud Associates                             | Winick Realty Group LLC          | Drybar                                    | Ripco Real Estate              | 222 East 34th St. Manhattan, NY                        | -         | 1,900 s/f  | Retail           | L   |
| -  | ERG Property Advisors            | -   | ERG Property Advisors          | 525 E. 11th St. Manhattan, NY                          | \$1.65m   | 60 spaces  | Parking Garage   | S   |
| Affiliate of Savanna                           | Savanna Commercial Services, LLC | Virtual Service                           | Williamson, Picket & Gross     | 104 West 40th St. Manhattan, NY                        | -         | 4,112 s/f  | Office           | L   |
| The Rudin Family Development                   | Stribling Marketing Services     | -   | Stribling Marketing Associates | 130 West 12th St. Manhattan, NY                        | -         | 42 units   | Condo            | S   |
| -  | Ashlind Props.                   | Levets Design Services Inc.               | Ashlind Props.                 | 50 Schmitt Blvd. Commack, NY                           | -         | 27,000 s/f | Retail/Warehouse | L   |
| Zippy Shell Mobile Storage                     | Ashlind Props.                   | United States Luggage Co., LLC            | Ashlind Props.                 | 400 Wireless Blvd. Hauppauge, NY                       | -         | 28,000 s/f | Office/Warehouse | S   |
| American Chimney Supplies, Inc.                | Alliance Real Estate             | Luther Appliance & Furniture Sales, Inc.  | Ashlind Props.                 | 129 Oser Ave. Hauppauge, NY                            | \$1.8m    | 20,000 s/f | Industrial       | S   |
| -  | Bagshaw Realty                   | Elegant Stairs and Rails, LLC             | Zere Real Estate Services      | 308 Line Ave. Calverton Enterprise Calverton, NY       | \$650,000 | 6,000 s/f  | Industrial       | S   |
| Harry F. Arlin and Karen R. Arlin Living Trust | Sabre Real Estate Group LLC      | G-Men Properties LLC                      | Sabre Real Estate Group LLC    | 5 Commack Rd. Commack, NY                              | \$705,000 | 3,400 s/f  | Office           | S   |
| Wachtler Knopf Equities LLC                    | Jones Long LaSale                | Kiddie Academy Child Care Learning Center | Prudential Douglas Elliman     | 500 Bi-County Blvd. Farmingdale, NY                    | -         | 11,400 s/f | Retail           | L   |
| Hamilton Kane, Martin Enterprises              | Sabre Real Estate Group          | Blink Fitness                             | Charter Realty & Development   | 175 Sunrise Hwy. South Bay Commons S.C. West Islip, NY | -         | 15,000 s/f | Retail           | L   |

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|-------------------------------------|--|--|--|--|-----------|-------------|--------------------|-----|
| -                                   | Prudential Douglas<br>Elliman          | -  | Becker Realty  | 31 Front St.<br>East Rockaway, NY              | \$500,000 | 3 units     | Mixed-<br>Use      | S   |
| Railstar Corp.                      | Pyramid Brokerage Co.                  | Empire Recycling<br>Utica                    | Pyramid Brokerage Co.                                    | 301 Pear St.<br>Watertown, NY                  | \$500,000 | 75,000 s/f  | Industrial         | S   |
| Alliance Bank                       | Pyramid Brokerage Co.                  | Richard Sapia                                | JF Real Estate   | 6017 Tarbell Rd.<br>Syracuse, NY               | \$325,000 | 15,000 s/f  | Industrial         | S   |
| CW Capital Asset<br>Management      | Pyramid Brokerage Co.                  | ServPro                                      | JF Real Estate   | 6800 Northern Blvd.<br>East Syracuse, NY       | \$825,000 | 29,583 s/f  | Industrial         | S   |
| Hub Properties<br>Trust             | COR Development                        | Dr. James Richardson &<br>Dr. Tracy Williams | Pyramid Brokerage Co.                                    | 913 Old Liverpool<br>Liverpool, NY             | -         | 12,934 s/f  | Office             | S   |
| First Republic                      | Pyramid Brokerage Co.                  | ADP  | Jones Lang LaSalle                                       | 445 Electronics Pkwy.<br>Liverpool, NY         | -         | 21,696 s/f  | Office             | L   |
| Stroehman's<br>Bakery               | Pyramid Brokerage Co.                  | Eric Edelman                                 | Pyramid Brokerage Co.                                    | 865 South Bay Rd.<br>Liverpool, NY             | \$148,500 | 5,735 s/f   | Retail             | S   |
| Estate of<br>Peter Polsinelli       | Prudential Balke                       | Holiday Retirement                           | -  | 2 Tryon Ave.<br>Glenville, NY                  | \$5m      | 97 units    | Multi-<br>Housing  | S   |
| -                                   | -                                      | McGuire Development<br>Co.                   | McGuire Real Estate<br>Services Group                    | 8025 Clarence Ctr., Rd.<br>Clarence, NY        | \$700,000 | 1.5 acres   | Land               | S   |
| Ellsworth<br>Partners LLC           | CBRE-Albany                            | Myrtle Street Obstetrics<br>and Gynecology   | CRESA  | Ellsworth Commons<br>Malta, NY                 | -         | 3,751 s/f   | Medical<br>Office  | L   |
| Dawn BV II                          | The Sutton Cos                         | SRE-Midtown<br>Acquisitions LLC              | The Sutton Cos.  | Midtown Plaza<br>Oswego, NY                    | -         | 68,000 s/f  | Shopping<br>Center | S   |
| 444 Park Ave. So.<br>Associates     | Rosewood Realty<br>Corp                | Sam Nazarian &<br>The Moin Devel. Corp.      | Rosewood Realty  | 444 Park Ave. So.<br>Manhattan, NY             | \$45m     | 90,000 s/f  | Office             | S   |
| Edward J. Minskoff<br>Equities Inc. | Jones Lang<br>LaSalle                  | New York Genome<br>Center                    | Newmark Grubb<br>Knight Frank and<br>Orchard RE Partners | 101 Avenue of<br>the Americas<br>Manhattan, NY | -         | 170,000 s/f | Office             | L   |
| Savitt Partners                     | Savitt Partners                        | Ford Glory, Inc.                             | Savitt Partners  | 530 Seventh Ave.<br>Manhattan, NY              | -         | 3,400 s/f   | Office             | L   |
| Savitt Partners                     | Savitt Partners                        | JVB International                            | Sinousky Realty  | 530 Seventh Ave.<br>Manhattan, NY              | -         | 1,700 s/f   | Office             | L   |
| Savitt Partners                     | Savitt Partners                        | BM Merchandising                             | Winoker Realty Co.                                       | 530 Seventh Ave.<br>Manhattan, NY              | -         | 1,400 s/f   | Office             | L   |
| GLL Real Estate<br>Partners         | Studley                                | Savanna                                      | Studley  | 465 Broadway<br>Manhattan, NY                  | \$5.7m    | 14,100 s/f  | Retail             | S   |
| Calmark Properties                  | CPEX                                   | Advance Auto Parts                           | Plishkin Realty  | 182-20 Jamaica Ave.<br>Queens, NY              | -         | 6,965 s/f   | Retail             | L   |
| -                                   | SL Green Realty Corp.<br>& Jeff Sutton | Express, Inc.                                | -  | 1552-1560 Broadway<br>Manhattan, NY            | -         | 30,000 s/f  | Retail             | L   |
| Riese Organization                  | City Vest Realty Corp.                 | Crocs  | The Greenberg<br>Group, Inc.                             | 152 West 34th St.<br>Manhattan, NY             | -         | 13,600 s/f  | Retail             | L   |
| Dr. Soufer                          | Plaza Realty                           | Yigal Azrouel                                | Winick Realty<br>Group LLC                               | 1011 Madison Ave.<br>Manhattan, NY             | -         | 1,800 s/f   | Retail             | L   |
| -                                   | Prudential Douglas<br>Elliman          | Caramel Baby &                               | Judson Realty LLC  | 1244 Madison Ave.<br>Manhattan, NY             | -         | 800 s/f     | Retail             | L   |
| Sherwood Equities                   | Adam Neissleder                        | Zaro's Bread<br>Basket                       | -  | 370 Lexington Ave.<br>Manhattan, NY            | -         | 2,900 s/f   | Retail             | L   |
| Hander Real Estate<br>Organization  | Ripco Realty                           | Wasabi                                       | CWM  | 561 Seventh Ave.<br>Manhattan, NY              | -         | 3,400 s/f   | Retail             | L   |